



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN
HISTORIC DESIGN REVIEW COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**November 6, 2012
6:00 PM**

Historic Design Review Commissioners

Matt Spokely, Chairman
Bob Snyder
Fred Vitas
Lisa Worthington
Alan Young
Liz Briggs
Cindy Combs
Terry Green

City Staff

Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

August 21, 2012

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS

- A. **HISTORIC DESIGN REVIEW – 958 LINCOLN WAY – FILE HDR 12-13.**
The applicant requests Historic Design Review approval to modify the paint colors for the building at 958 Lincoln Way.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
B. Future Historic Design Review Commission Meetings
C. Reports

VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

IX. ADJOURNMENT

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
August 21, 2012**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on August 21, 2012 at 6:00 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Snyder, Vitas, Young, Briggs, Combs, Robinson, Green & Spokely

COMMISSIONERS ABSENT: Worthington

STAFF PRESENT: Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

October 6, 2009

IV. PUBLIC COMMENT

Michael Otten, President of the Placer County Historical Society addressed the commission. Mr. Otten noted that copies of the agenda should be posted on the City's website, outside the City Council chambers, and at the public library.

V. PUBLIC HEARING ITEMS

- A. HISTORIC DESIGN REVIEW – 1591 LINCOLN WAY (CAFÉ DELICIOUS)**
– **FILE HDR 12-07.** The applicant requests Historic Design Review Commission approval for the re-painting of the exterior doors for Café D located at 1591 Lincoln Way.

Planner Lowe discussed the proposed color changes and noted that paint color changes have already occurred.

Commissioner Green noted that he through the green color was a good selection and will contrast with the brick and brown building colors.

Chairman Spokely opened the public hearing.

No persons spoke on the proposed color changes.

Chairman Spokely closed the public hearing.

Commissioner Vitas **MOVED** to Approve Resolution 12-05 as presented.

Commissioner Snyder **SECONDED** the motion.

AYES:	Snyder, Vitas, Young, Briggs, Green, Combs, Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	Worthington

The motion was **APPROVED**.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings
None

B. Future Historic Design Review Commission Meetings
Director Wong noted that the next meeting on September 4, 2012

C. Reports
None

VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Lance E. Lowe



CITY OF AUBURN

Staff Report

Historic Design Review Commission

Meeting Date: November 6, 2012

Prepared by: Reg Murray, Senior Planner

**ITEM NO.
V-A**

ITEM V-A: HISTORIC DESIGN REVIEW – 958 LINCOLN WAY – FILE HDR 12-12.

REQUEST: The applicant requests Historic Design Review approval to modify the paint colors for the building at 958 Lincoln Way.

RECOMMENDED MOTION (APPROVAL):

- A. Adopt **HDRC Resolution No. 12-07** as presented, or as modified by the Historic Design Review Commission, which includes the following actions:

ALTERNATIVE MOTION (DENIAL):

- B. Direct staff to amend HDRC Resolution No. 12-07 as presented for denial of the proposed improvements, based upon substantial evidence in the public record.

BACKGROUND:

Applicant: Larry Carducci; 8211 Mt. Vernon Road, Auburn, CA 95603

Location: 958 Lincoln Way (**Attachments 1 & 2**)

Assessor's Parcel Number: 002-145-015

Lot Size: ±7,540 square feet

Project Site:

Zoning: Neighborhood Commercial (C-2)

Existing Land Use: Sum's Mongolian BBQ and Cabe's Deli (under construction)

Surrounding Zone Districts:

North: Neighborhood Commercial (C-2)

East: Neighborhood Commercial (C-2)

South: Neighborhood Commercial (C-2)

West: Neighborhood Commercial (C-2)

Surrounding Land Uses:

North: Parking

East: Retail

South: Well's Fargo

West: Public parking lot

BACKGROUND:

The project site is located in the Downtown Historic District and is also identified in the Historical Resources Survey dated 1986. According to the Historical Resources Survey, the building has a rating of 5/5D, meaning that the site is eligible for listing under a local

preservation ordinance and is eligible for listing as a contributor to a locally designated historic district.

The estimated construction of the building dates to the 1920's. The original building appears intact, though it has undergone major transformations over time. The false wooden facades and projecting canopies referenced in the 1986 survey and picture are no longer present.

The structure is a single-story building with two tenant spaces. Sum's Mongolian BBQ has been a long-standing tenant in the eastern part of the building. The western portion of the building is being renovated for the (future) Cabe's deli. Attachment 4 illustrates the entire front building façade; Attachment 5 provides close-ups of each tenant frontage.

PROJECT DESCRIPTION:

The applicant requests Historic Design Review Commission approval to repaint the exterior of the building at 958 Lincoln Way. The scope of work is summarized below and is illustrated with the attached photographs of the building elevations and the proposed colors (Exhibits B-D):

Front building elevation (Exhibit C):

- New stucco to replace rock finish below tenant windows
- Paint the lower wall fascia and vertical wall elements a crème color (Vista Paint VP412136)
- Paint the inset upper wall fascia Vista Paint Honey Bear
- Paint the upper trim cap dark green (Vista Paint VP419836-06)
- Paint the window trim on the Cabe's Deli tenant space green (Behr Windy Pine)
- Paint the window trim on the Sum's tenant space red (Behr Farmhouse Red)

Side (West) building elevation (Exhibit D; top photo):

- Paint the wall fascia the primary building color (crème) to match the front
- Paint the door trim green (Windy Pine) to match the front

Rear (North) building elevation (Exhibit D; bottom photo):

- Paint the wall fascia the primary building color – crème
- Paint the gutter dark green
- Paint the trim on Sum's rear door Farmhouse Red

ANALYSIS:

As noted above, the property is located in the Downtown Historic District and is identified in the 1986 Historical Resources Survey as being eligible for listing under a local preservation ordinance and eligible for listing as a contributor to a locally designated historic district. Accordingly, any proposed changes to the exterior of the building should be consistent with the *City's Historic Preservation Architectural Design Guidelines* and the *Secretary of the Interior's Standards*. A brief analysis of the exterior modifications proposed and consistency with both the *City's Historic Preservation Architectural Design Guidelines* and the *Secretary of the Interior's Standards* follows:

1. An 18” tall rock wainscot is currently situated under the front windows of both tenant spaces; the rockwork for the two spaces does not match. The proposal would replace the rockwork with a stucco finish to match the rest of the building. This can be supported based on the following:
 - a. The rock trim is not a significant or character defining treatment for the building.
 - b. The proposed stucco treatment is an appropriate material per the guidelines and consistent with the rest of the building.
 - c. It is unknown when the rock was introduced to the building. The resources inventory (Attachment 3) indicates a “modernized façade;” therefore, it’s possible the rock is not an original material.
2. The existing building is painted a single earth-tone color, with green trim for the Cabe’s tenant space, red trim for the Sum’s tenant space, and a green trim cap for the flashing. The proposal would replace the single earth-tone building color with two colors while the trim colors would be modified slightly:
 - a. The new colors are similar to existing colors. Color B (see Exhibit B) for the inset panels is consistent with the existing building color; and, the green and red tenant trims are similar to the existing trim colors.
 - b. The proposed colors are complimentary to neighboring buildings per the guidelines.
 - c. The applicant is repainting with colors that are historically appropriate; the selected colors are consistent with colors from historic color palettes.
 - d. Per the guidelines, the proposed main building colors are earth tones.
 - e. The guidelines suggest that no more than three colors be used. Under the current proposal, each tenant space would have four colors including the two main building colors, the upper trim cap (dark green), and the tenant-specific trim color (i.e. Cabe’s (green) and Sum’s (red)). The reference to three colors isn’t a requirement, and with the fourth color being limited to the (dark green cap trim) flashing at the roofline, staff can support the fourth color.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorical Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photograph
3. Historical Resources Survey dated 1986
4. Site Photographs – Front & Rear
5. Site Photographs – Cabe & Sum’s tenant spaces

EXHIBITS:

- A. HDRC Resolution 12-12
- B. Proposed Colors
- C. Building Photo - Front Color Scheme
- D. Building Photos – Side/Rear Color Scheme

958 Lincoln Way



958 Lincoln Way



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Ser. No. _____
UTM: A 10/667360/4307150 NR 5/5D SHL _____ Loc _____
C _____ B _____ D _____

ATTACHMENT 3

IDENTIFICATION

1. Common name: Sierra Club and Hong Kong Restaurant
2. Historic name: Sather's Bar and Grill
3. Street or rural address: 952 Lincoln Way
City Auburn Zip 95603 County Placer
4. Parcel number: 002-145-15
5. Present Owner: Harry B. & Barbara A. Clark, et.al. Address: P.O. Box 1518
City Auburn Zip 95603 Ownership is: Public _____ Private X
6. Present Use: Bar and Restaurant Original use: Bar and Restaurant

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This single story building containing two separate establishments, presents an almost totally modernized facade. Large rectilinear windows and two doorway entrances occupy the lower portion of the facade while the upper portion consists of projecting metal canopies and projecting signs all on a background of painted textured plywood. As the exposed side elevation of the building extends to the rear, one can make out the painted image of an advertisement on the concrete wall. Adjacent to this wall is a narrow but heavily vegetated finger of land known as Crandell Lane.



8. Construction date:
Estimated 1920s Factual _____
9. Architect Unknown
10. Builder W.B. Lardner, Jr.
11. Approx. property size (in feet)
Frontage 62 Depth 200
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
March 1986

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: Modernized facade of plywood and signage.
15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? ___ Moved? ___ Unknown? ___
18. Related features: While not a part of this property, Candell Lane is significantly related

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Although the building's appearance has undergone major transformations, the actual physical alterations may only amount to a covering-over typical of many buildings of this era. Historic photographs indicate a high degree of architectural detail carried out in what appears to be poured-in-place concrete. Discussions with the current owner revealed the existence of a pressed metal ceiling above the modern suspended ceiling. Hopefully these elements have remained intact while undergoing the interior and exterior alterations.

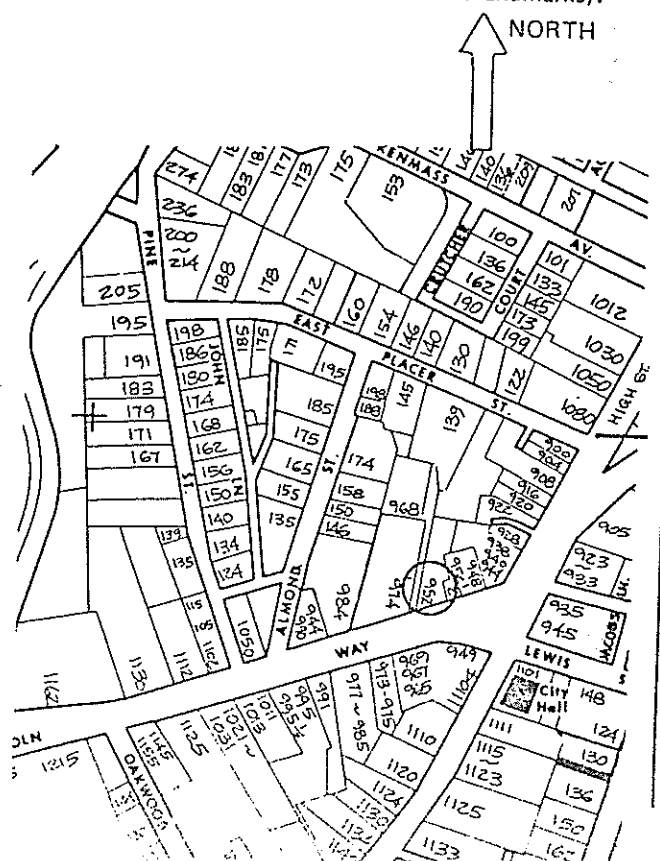
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Discussion with Harry Clark
February, 1986

22. Date form prepared July 30, 1986
By (name) William G. Lardner
Organization Historic Survey
Address: 1103 High Street
City Auburn Zip 95603
Phone: 823-4244

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):







HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 12-07

CABE'S (958 LINCOLN WAY) – FILE HDR 12-12

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of November 6, 2012 to consider a Historic Design Review Permit request to modify the paint colors for the building at 958 Lincoln Way - File HDR 12-12.

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the November 6, 2012 meeting.
2. Staff presentation at the public hearing held on November 6, 2012.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for 958 Lincoln Way (File HDR 12-12) subject to the following conditions:

1. The project is approved subject to Exhibits B-D on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The approval date for this project is **November 6, 2012**. This project is approved for a period of two (2) years and shall expire on **November 6, 2014** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.
3. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted

pursuant to this permit. Accordingly, to the fullest extent permitted by law, Applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

4. The applicant shall verify the capacity and competency of the existing sewer laterals, sewer lines and manholes. If manholes or sewer lines are not acceptable, upgrades and/or sewer repairs shall be required by the applicant to the satisfaction of the Public Works Department.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves Historic Design Review 12-12, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED, APPROVED AND ADOPTED this 6th day of November, 2012.

Chairman, Historic Design Review Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

A PRIMARY BUDG
COLOR

B FRONT ELEV.
INSET PANELS

C CAP TRIM

D DELI TRIM

470D-7⁰
Windy Pine

E SUMS TRIM

170D-7⁰
Farmhouse Red

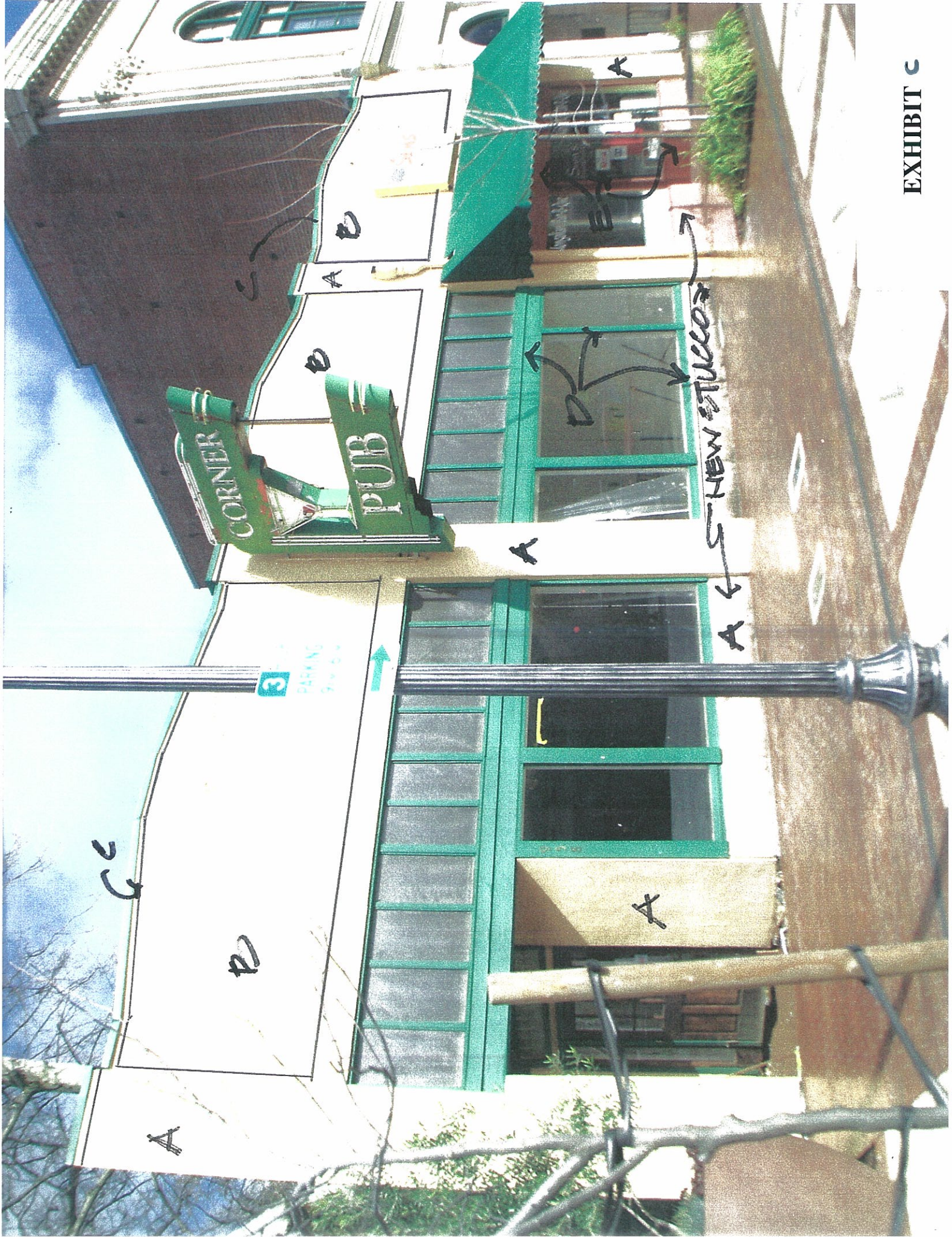
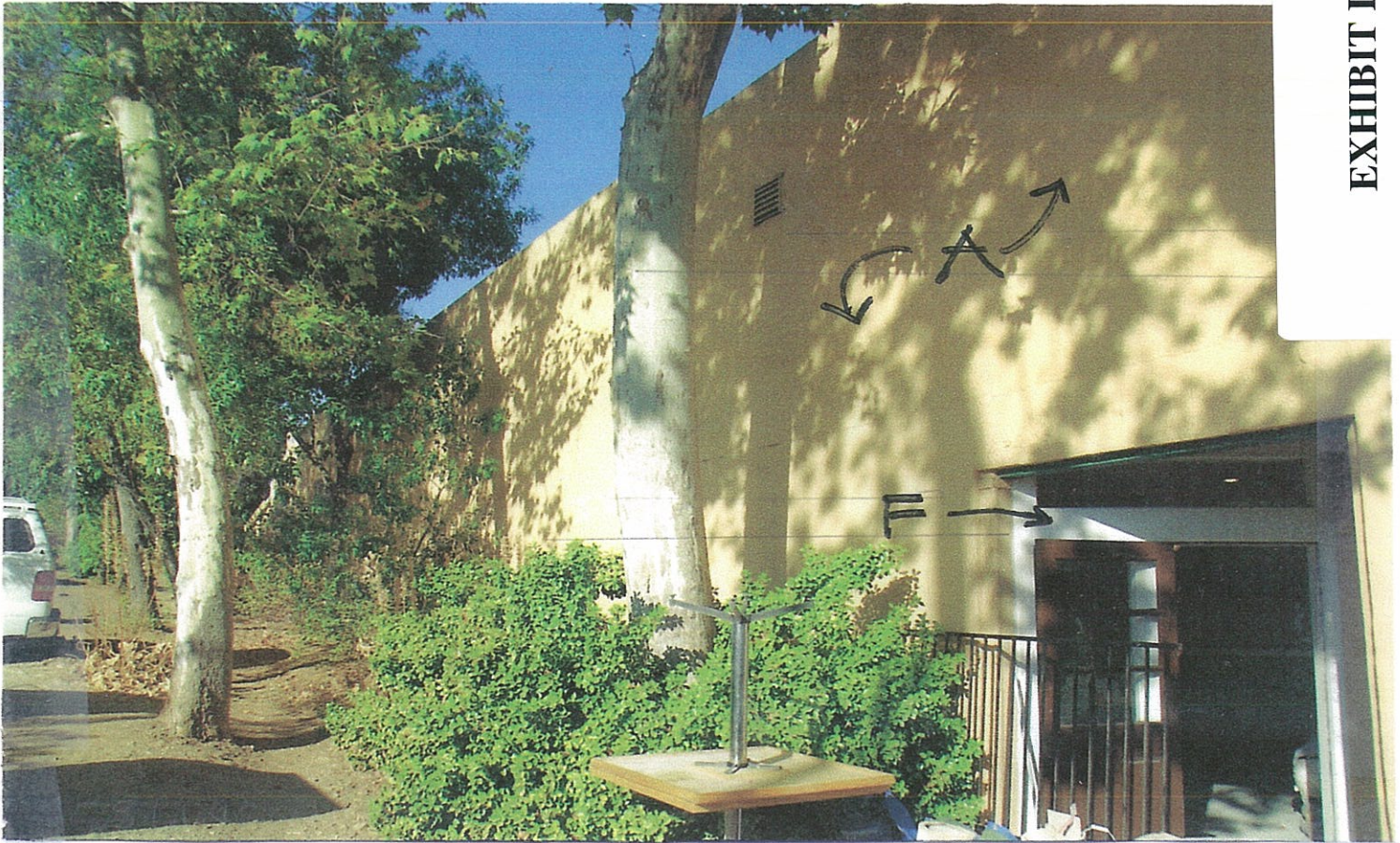


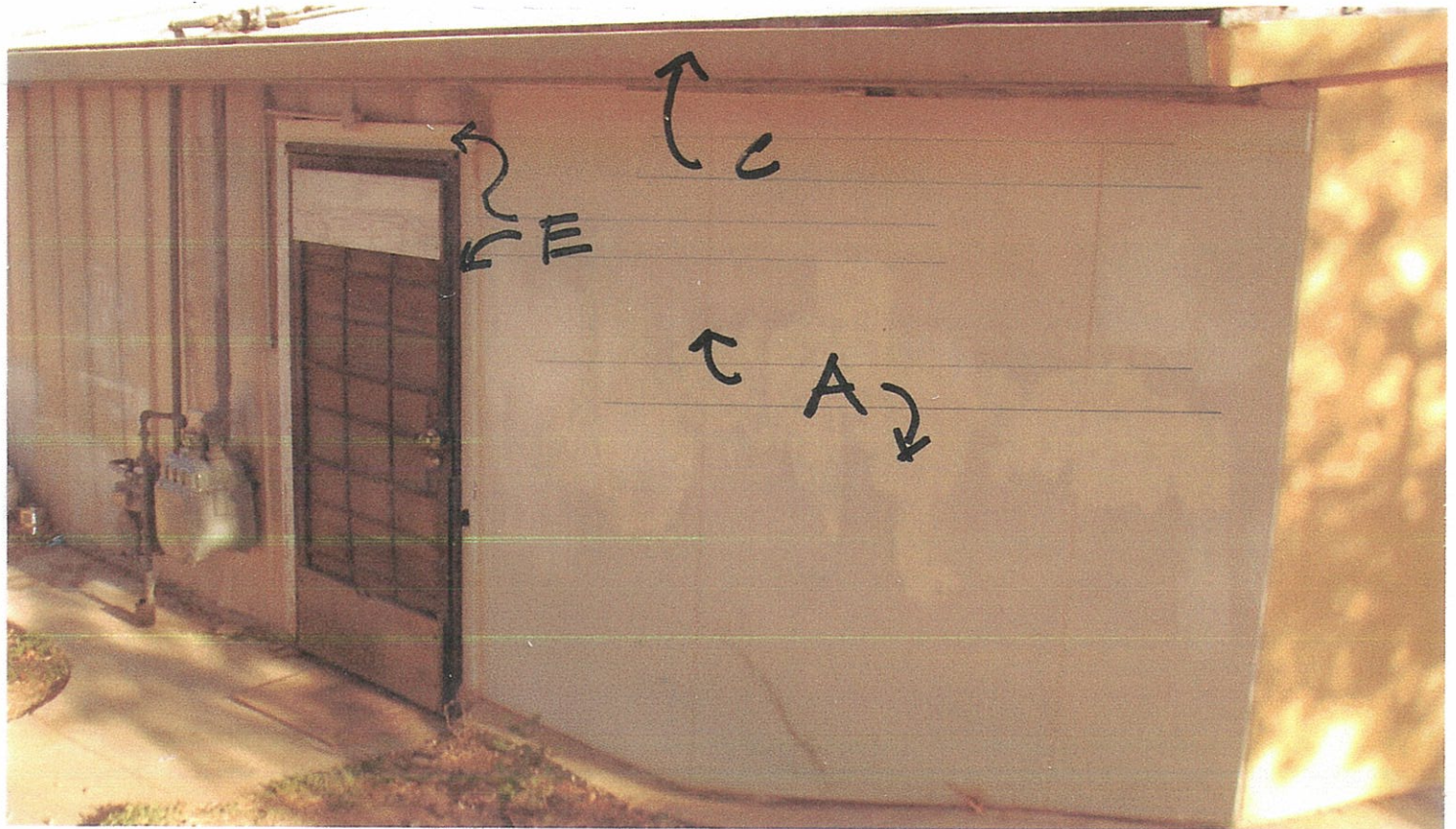
EXHIBIT C

958 LINCOLN WAY

EXHIBIT D



CABE'S SIDE →



SUM'S REAR →